



AGENDA

Monday – April 28, 2025 – 6:30 PM

City Hall Council Chambers – 6070 Central Avenue - Portage, IN 46368

Call to Order

Roll Call & Determination of Quorum

Approval of Minutes – March 24, 2025

Report of Officers and Committees

Old Business:

UV-02-23: Goce Naumoski c/o Alex Kutanovski with Kutanovski Law Offices, 1504 North Main Street, Crown Point, Indiana, requesting a Use Variance from Chapter 90, Article 3, Section 3.41, BP (Business Park), to allow a Truck Terminal Facility at 5380 Melton Road.

UV-01-25: Juan Carlos Vasquez Olivares, 3060 Angelina Street, Portage, requesting a Use Variance from Chapter 90, Division 21, BP District (Business Park), Section 90-3.41 Intent, permitted uses and special exceptions uses to allow a Truck Terminal Facility at 1794 Schiller Street.

Old Business: Public Hearing

V-04-25: Jeremias & Mercedes Pomales, 2428 Dombey Road, Portage, requesting a Variance from Chapter 90, Article 6, Development Standards to vary from Section 90-6.16 Accessory Structures Standards - General (I) enclosed accessory structures should be architecturally compatible with the primary structures exterior finish, facade, roof pitch, Section 90-6.17 Accessory Structure Standards - Residential Lots (A) and (B) the number of enclosed accessory structures cannot to be more than two and the cumulative square footage of all enclosed accessory structures cannot exceed 840 square feet at 2428 Dombey Road.

New Business: Public Hearing

SU-02-25: Charles M. Hamlin III, 6182 Robbins Road, Portage, Indiana, requesting a Special Exception Use from Chapter 90, Article 3, Section 3.7 (R2 - Home Occupation (Type 2) to allow Federal Firearm Transfer at 6182 Robbins Road.

V-05-25: Justin Austin, 3730 Britney Street, Portage, requesting a Variance from Chapter 90, Zoning Ordinance, Article 6, Developmental Standards, Section 90-6.32, Fence and Wall - General Standards, Subsection (C) to allow a 6-foot vinyl fence to encroach into the front yard on a corner lot at 3730 Britney Street.

V-06-25: Duran Family Trust c/o Jonathan Duran, 1043 N Lakeshore Drive, Crown Point, IN requesting a Variance from Chapter 90, Zoning Ordinance, Article 6, Developmental Standards, Section 90-6.32, Fence and Wall - General Standards, Subsection (C) to allow a 6-foot vinyl fence to encroach into the front yard on a corner lot at 3174 Butterfly Drive.

V-08-25: Jason Ortiz requesting a Variance from Chapter 90, Zoning Ordinance, Article 6, Developmental Standards, Section 90-6.23 Parking standards - General (B) Paved parking. All parking and circulation areas shall be surfaced with asphalt concrete or Portland cement concrete or other approved all-weather hard, non-eroding surface. Such areas shall be designed and constructed to allow proper drainage at 6200 Old Porter Road.

V-09-25: Lamar Advertising c/o Shawn Pettit with Lamar Advertising requesting 4 Variances from Chapter 90, Zoning Ordinance, #1) Article 4, Overlay Districts, Section 90-4.3 (a) to allow billboard in the 40 ft front yard setback, #2) from Chapter 90, Zoning Ordinance, Article 6, Development Standards, Section 90-6.49 (A) Location, to allow a billboard along US Highway 6, #3) Section 90-6.49 (B) Residential Considerations, to allow a billboard to be located at least 500 feet from any current residential use or planned residential area, #4) Section 90-6.49 (D) Spacing, Any billboard sign shall be located at least 750 feet radially measured from where the surface area displays from any other sign at 5345 US Highway 6

Any other matters that may come before the Board of Zoning Appeals.